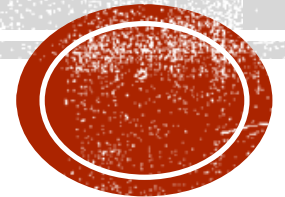


# **PLANNING & ZONING IN METRO NASHVILLE**



# AGENDA

- Planning Commission Role and Department Organization
- NashvilleNext and Policy
- Zoning
  - Overlays
  - Specific Plan (SP)
- Rezoning Process
- Subdivisions
- Working with Planning
- Communicating with the Planning Commission



# METRO PLANNING COMMISSION

- Creation of MPC is authorized by Tennessee Code Annotated
- 10 members
  - 8 members are appointed by Mayor (confirmed by Council)
  - 1 member is representative of Council (CM Murphy)
  - Mayor serves as member – can appoint representative
- Duties and Functions
  - Recommendations to Council
    - Zone changes
    - Text amendments
    - CIB
    - Mandatory referrals
  - Final Decision
    - Subdivisions
    - Land Use Policy



# METRO PLANNING DEPARTMENT

- Executive Office
- Land Development & Design
- Long Range Planning
  - Transportation Division
  - Design Studio
  - Community Planning & Engagement
- Finance and Admin
  - Advance Planning and Research/CIB
- GIS and Mapping



# POLICY VS. ZONING

## Community Character Policy



Guidance

Vision for an  
area

NashvilleNext

Policy change with a plan amendment does  
not change current zoning

## Zoning



It's the law

Controls physical development of land:  
use, density, height, setbacks, parking,  
access, landscaping, & signage

Zoning is influenced by the policies in the  
Community Plans.

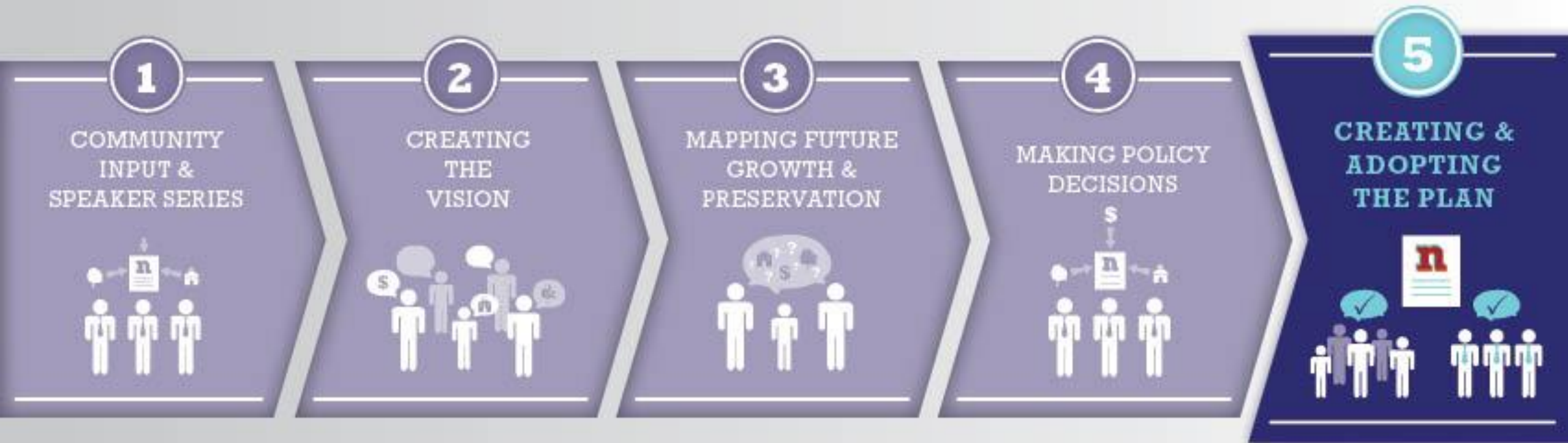


**NashvilleNext**

# What is NashvilleNext?

- Nashville's long-range, comprehensive plan to guide growth, development and preservation for 25 years.
- Adopted by Metro Planning Commission in 2015.
- Includes Vision & Strategy, 14 Community Plans, and the Major & Collector Street Plan
- Evolving document: Updated in 2017 to reflect nMotion, Walk n Bike, and Plan to Play.

# Where did it come from? The public



## NASHVILLE NEXT PROCESS TIMELINE

**18,500+**

Total participation  
in NashvilleNext



# Where did it come from? Resource teams



**Arts, Culture, & Creativity**



**Education & Youth**



**Economic & Workforce Development**



**Housing**



**Land Use, Transportation,  
& Infrastructure**



**Health, Livability, & the Built  
Environment**



**Natural Resources & Hazard  
Adaptation**



# NashvilleNext Comprehensive Plan

NashvilleNext Document

1.

**Vision, Trends,  
& Strategies**

**Guiding  
Principles**

**Growth &  
Preservation  
Concept Map**

2.

**Elements**

4.

**Actions**

3.

**Community  
Character Manual**

**Community Plans**

5.

**Access Nashville  
2040**

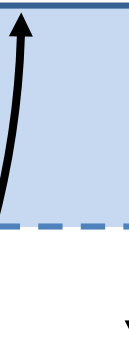
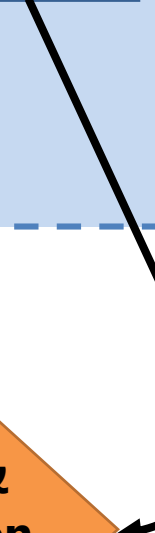
**Major & Collector  
Street Plan**

**Capital  
Improvements**

**Master Plans**

**Zoning &  
Subdivision  
Decisions**

**Changes in  
public right of  
way**



# NashvilleNext Guiding Principles



Be Nashville



Create economic prosperity



Foster strong neighborhoods



Champion the environment



Advance education



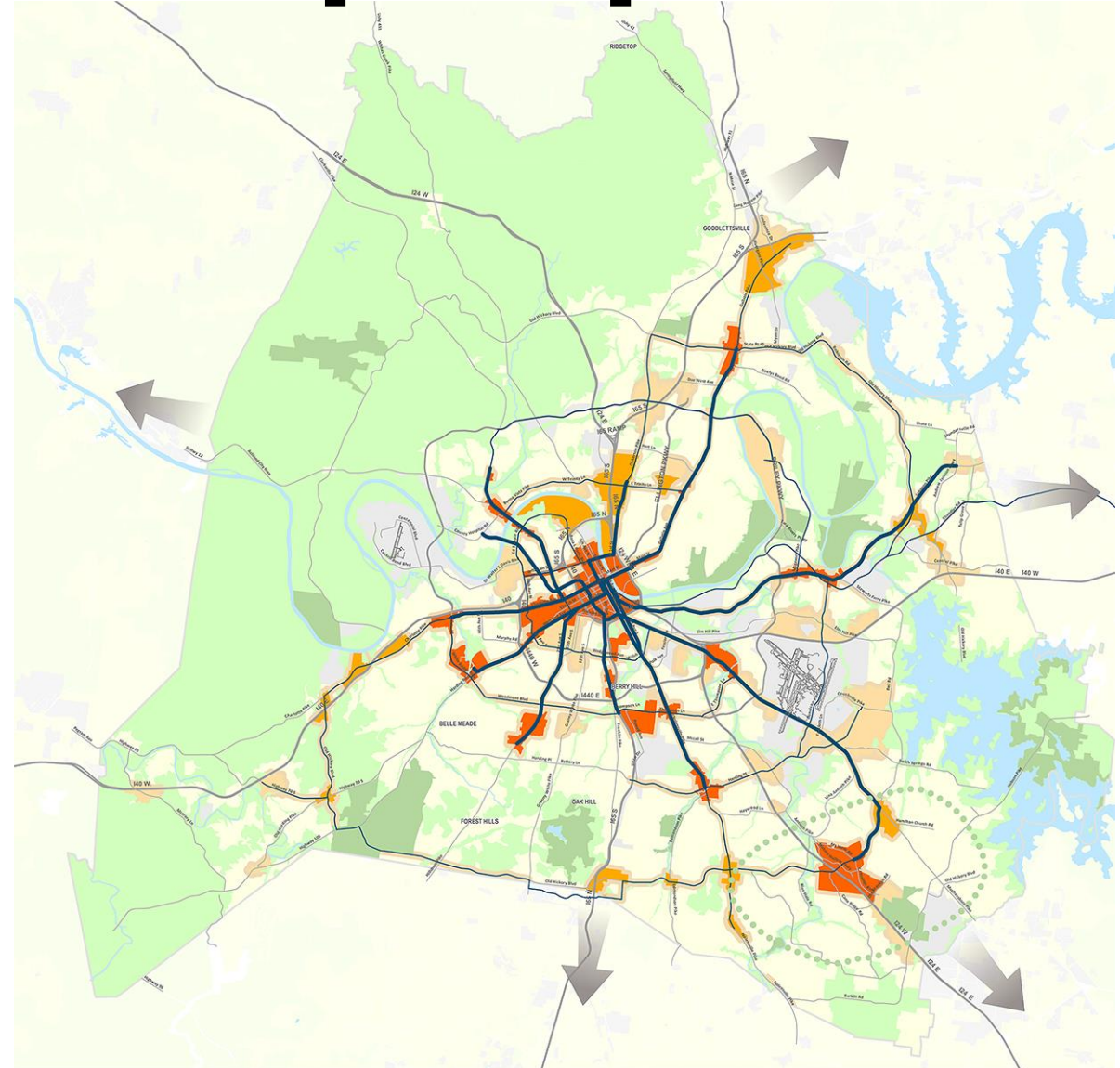
Expand accessibility



Ensure opportunity for all

# Growth & Preservation Concept Map

- Future growth is focused at our key centers and pikes/transit network
- Transition and infill areas accommodate a variety of housing
- Areas of preservation include established neighborhoods, rural areas, and open spaces



# Capital Improvements Budget: Role

## The Capital Improvements Budget

Any capital improvement that Metro makes must be included in the CIB. However, inclusion in the CIB does not guarantee funding. It only lays out what Metro **could** spend money on.

It includes six years of projects, but only limits the first year.

## Sources of funding

**General obligation bonds /  
Capital Spending Plan**

### Revenue bonds

- Water Services
- Sports Authority

### 4% Funds

**Enterprise funds or  
operating budget**

**Federal or state funding**

# Capital Improvements Budget: Timeline

<b>October 15</b>	Councilmembers submit CIB requests.
<b>December 1</b>	Planning & implementing Departments review & report back for prioritization by Budget/Finance and Planning/Zoning/Historical
<b>Mid to late January</b>	Departments submit projects, including the Council Office
<b>February and March</b>	Planning assesses projects General Services & ITS develop additional cost estimates
<b>End of April</b>	Planning Commission recommends a prioritized CIB to the Mayor
<b>May 15</b>	Mayor submits his CIB to Metro Council
<b>June 15</b>	Council adopts CIB, with amendments

# Policy vs. Zoning

## Community Character Policy

**Guidance**

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Policy change with a plan amendment does not change current zoning

## Zoning

**It's the law**

**Controls physical  
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e.g. use, density, height,  
setbacks, parking, access,  
landscaping, & signage

Zoning is influenced by the policies in the Community Plans.



# Community Plans

Each community plan document is organized as follows:

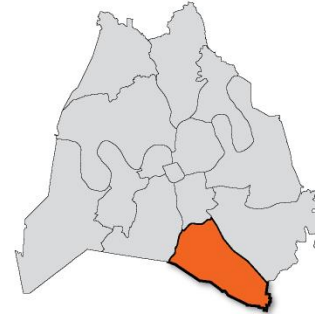
- Description of the Community
- The Transect
- History of the Community
- History of the Planning Process
- Community Demographic Information
- Role in the County and Region
- Growth & Preservation Concept Map and the Community's Role
- Community Character Policy Plan
- Special Policies
- Development Scenarios
- Enhancements to the Open Space Network
- Enhancements to the Transportation Network



A General Plan for Nashville & Davidson County

Adopted June 22, 2015

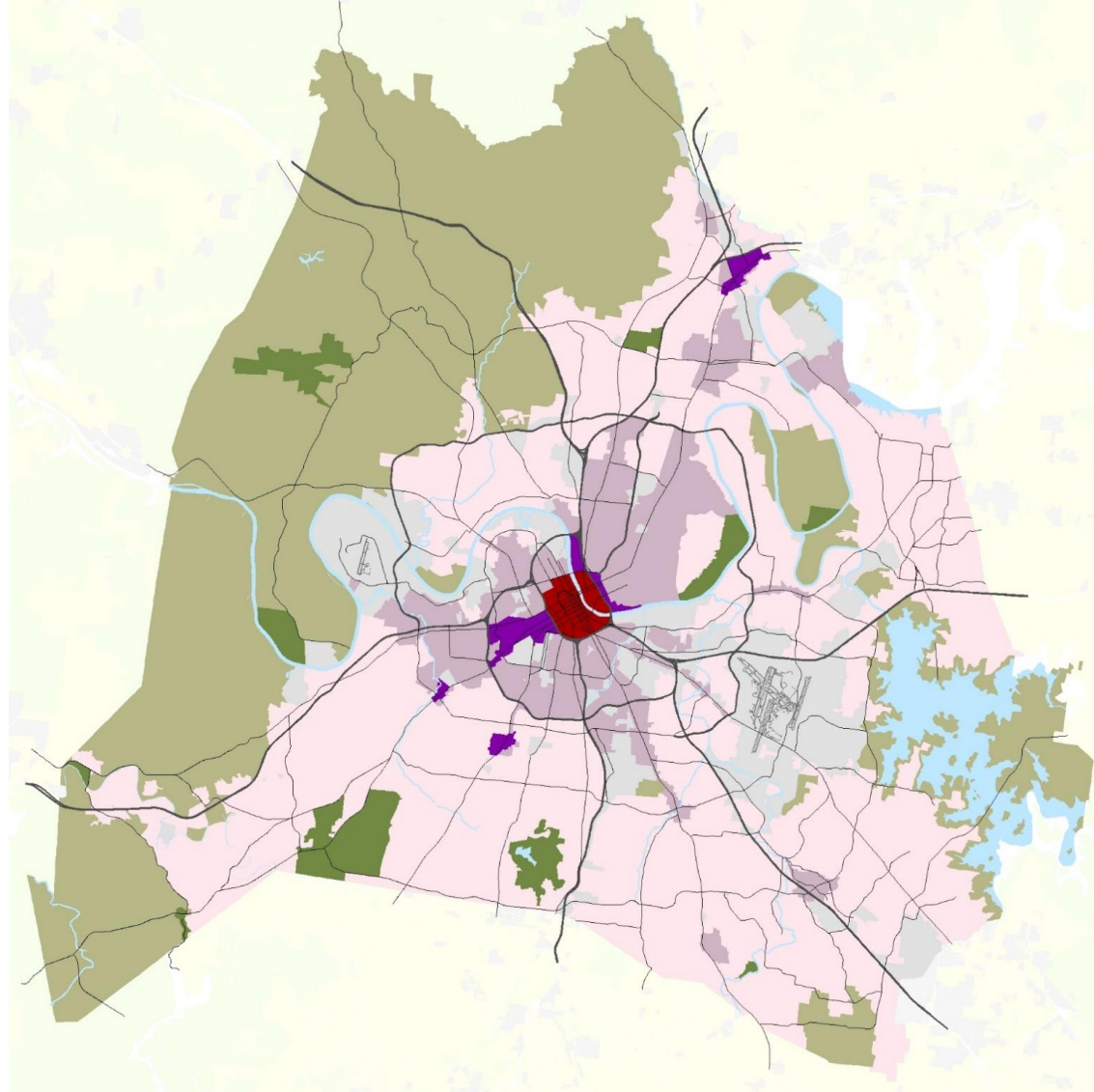
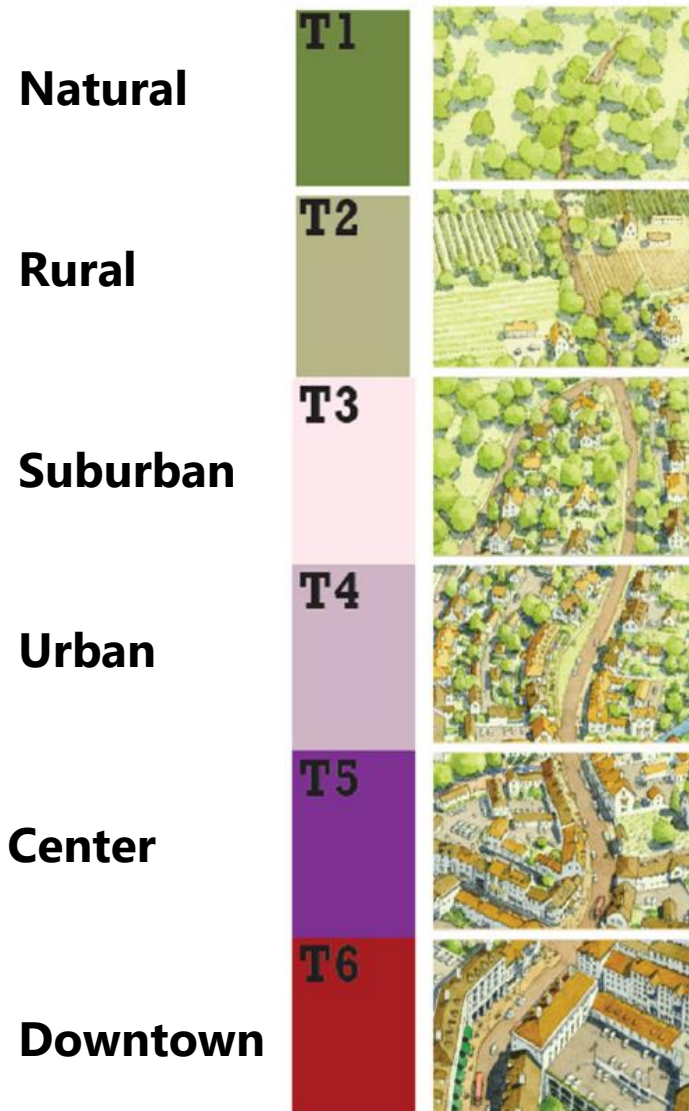
## Volume III: Community Plans



# Southeast



# CCM & the Transect



Additional  
Categories in CCM:

- Civic
- Conservation
- Open Space
- Transition
- District

# Community Character Manual (CCM)

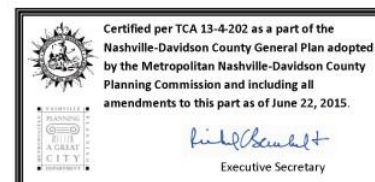
- Explain/institute Community Character policies applied in each Community Plan
- Provide direction for the use of implementation tools, such as zoning
- Help shape the form and character of a community



A General Plan for Nashville & Davidson County

Adopted June 22, 2015

## Volume III: Community Plans

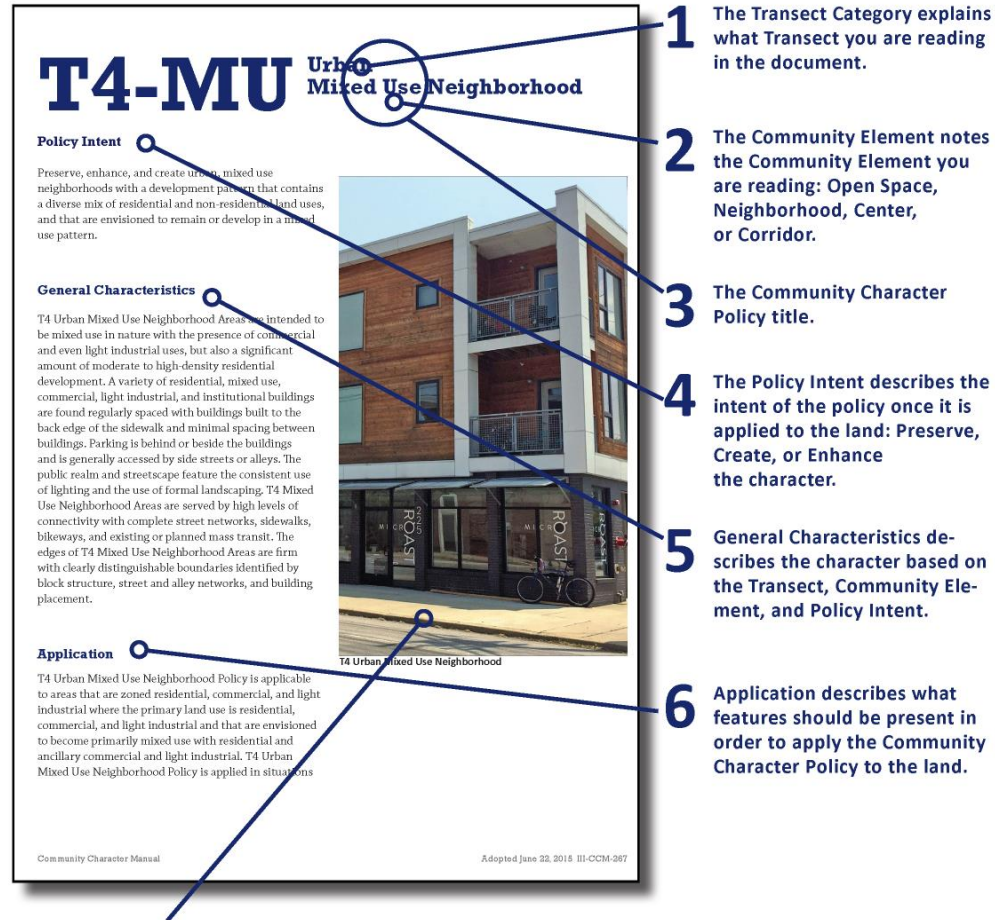
An artistic aerial illustration of a community plan area, showing a mix of residential buildings with orange roofs, green trees, and a winding road. The style is painterly and detailed.

**Community  
Character  
Manual**



# Community Character Manual (CCM)

## How to read a Community Character Policy



Graphics and photographs are used throughout to provide illustrative examples of appropriate building types and the overall development character and form in the context of the Transect Category, Community Element, and Community Character Policy.

Each CCM **policy** describes:

- Intent
- General characteristics
- Application
- Design principles
- Building form & site design – massing, orientation, setbacks, density, heights, open space, landscaping, parking, signage
- Transitioning
- Connectivity – access, pedestrian/bicycle, transit, vehicular
- Appropriate zoning districts

# Reading a Community Character Policy

# T4-NM

T4 Urban	Neighborhood	Maintenance
<i>Transect category</i>	<i>Community element</i>	<i>Intent or scale</i>
T1 Natural	Open space	<b>Maintenance</b> or Evolving
T2 Rural	<b>Neighborhood</b>	
T3 Suburban	Center	Neighborhood or Community
<b>T4 Urban</b>	Corridor	
T5 Center		Residential or Mixed Use
T6 Downtown		
D District		

# Reading a Community Character Policy

# T3-NE

T3 Suburban	Neighborhood	Evolving
<i>Transect category</i>	<i>Community element</i>	<i>Intent or scale</i>
T1 Natural	Open space	Maintenance or
T2 Rural	<b>Neighborhood</b>	<b>Evolving</b>
<b>T3 Suburban</b>	Center	Neighborhood or
T4 Urban	Corridor	Community
T5 Center		Residential or
T6 Downtown		Mixed Use
D District		

# Reading a Community Character Policy

# T2-NC

T2 Rural	Neighborhood	Center
<i>Transect category</i>	<i>Community element</i>	<i>Intent or scale</i>
T1 Natural	Open space	Maintenance or Evolving
<b>T2 Rural</b>	Neighborhood	<b>Neighborhood</b> or Community
T3 Suburban	<b>Center</b>	Residential or Mixed Use
T4 Urban	Corridor	
T5 Center		
T6 Downtown		
D District		

# Supplemental policy: definition & application

Expand upon standard guidance of CCM to tailor policy to the needs of the area, providing additional level of guidance.

Applied when Community Character Policies applied don't provide detail necessary to guide new development

**Where conflicts exist between Supplemental Policies and underlying CCM policy, the Supplemental Policy serves as the appropriate guidance**

# Amending Policy

## Amendments/changes to policy may occur if:

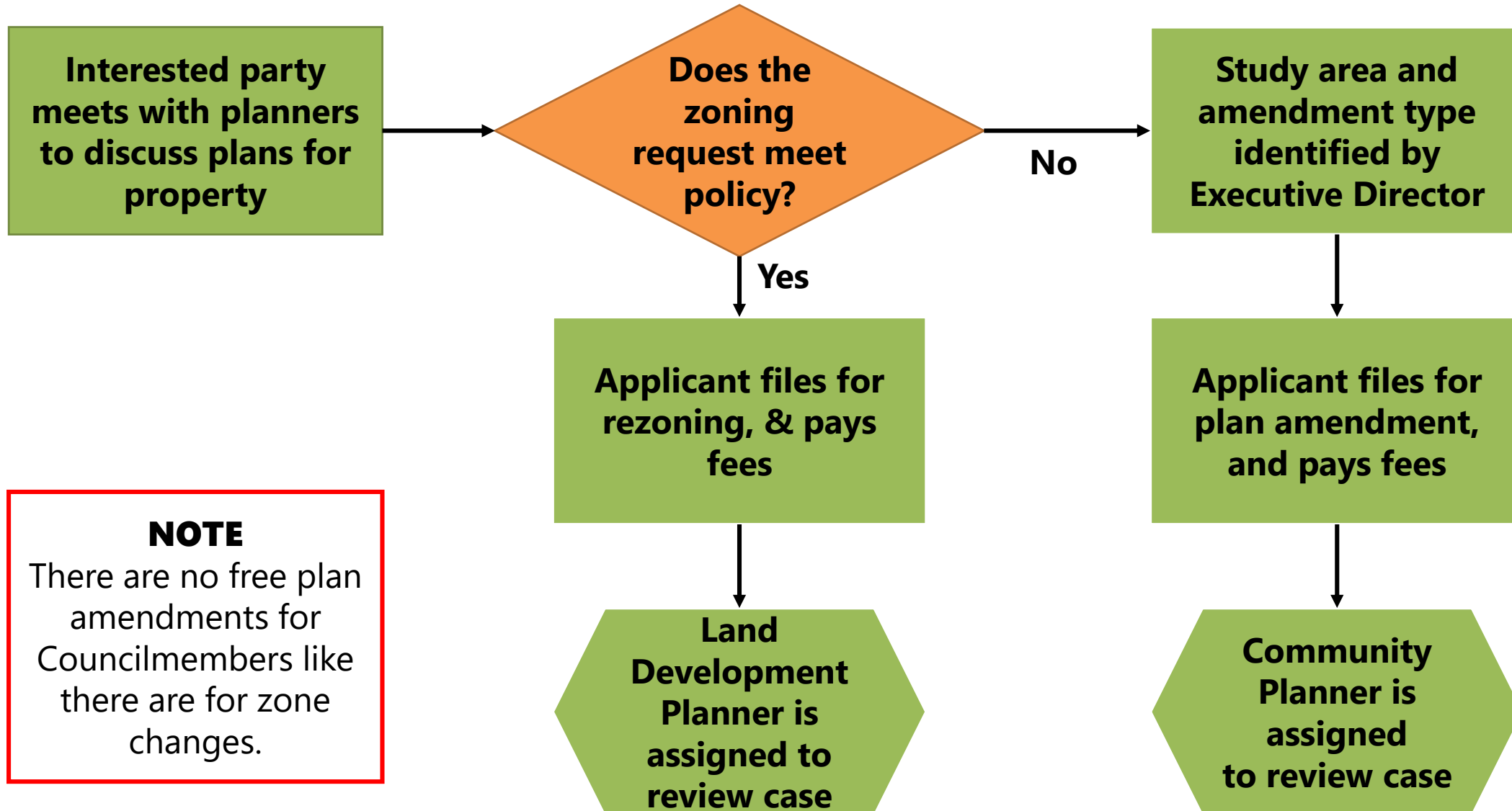
- Changes may have occurred in area
- Community vision may have changed
- Someone desires change
- May be worth discussing development idea for property

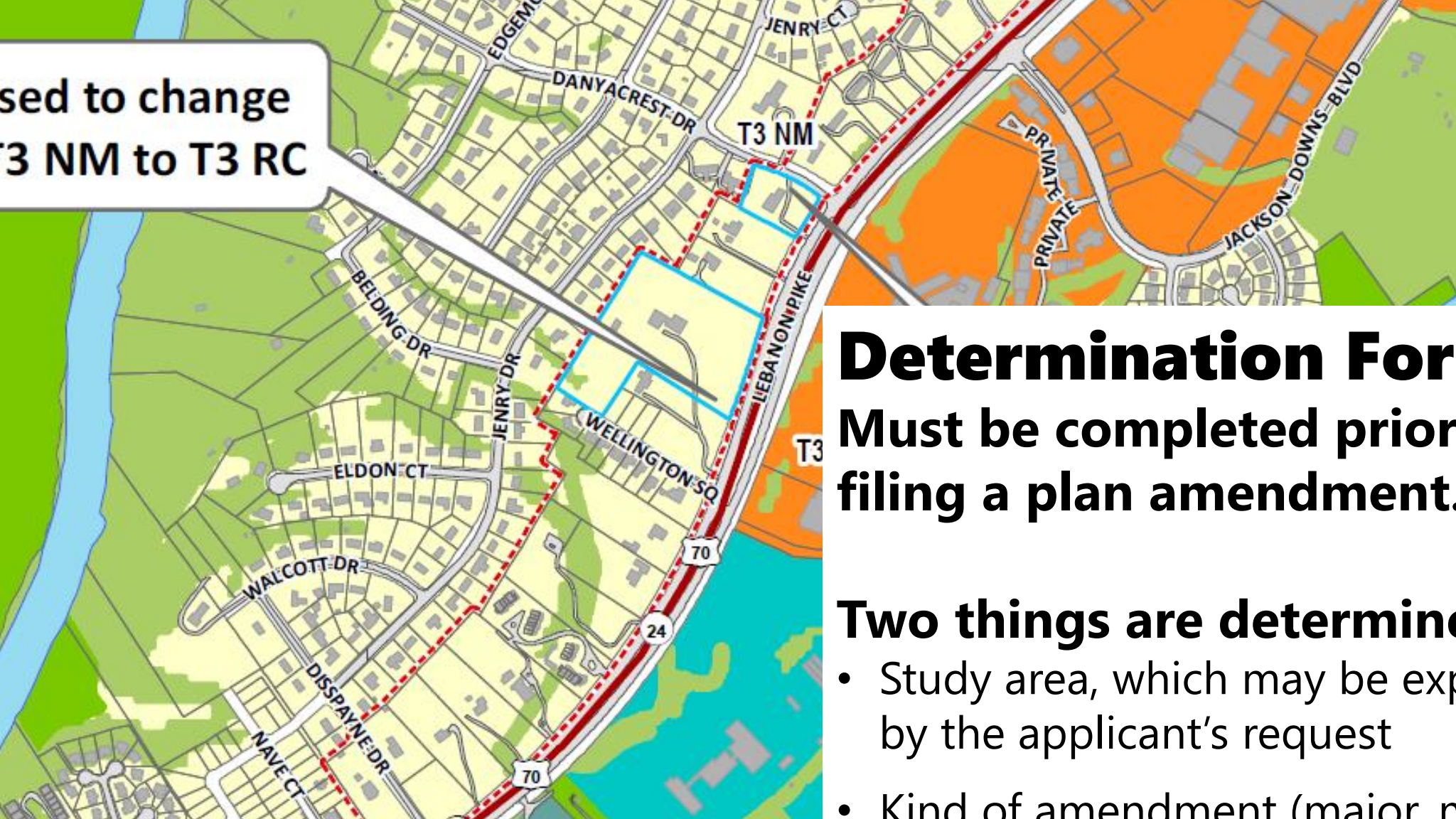
Generally, we try to understand **broader implications** of individual property owner proposals.





# Amending Policy – Assessment of Request





Proposed to change from T3 NM to T3 RC

**Determination Forms**  
Must be completed prior to filing a plan amendment.

**Two things are determined:**

- Study area, which may be expanded by the applicant's request
- Kind of amendment (major, minor, or housekeeping)

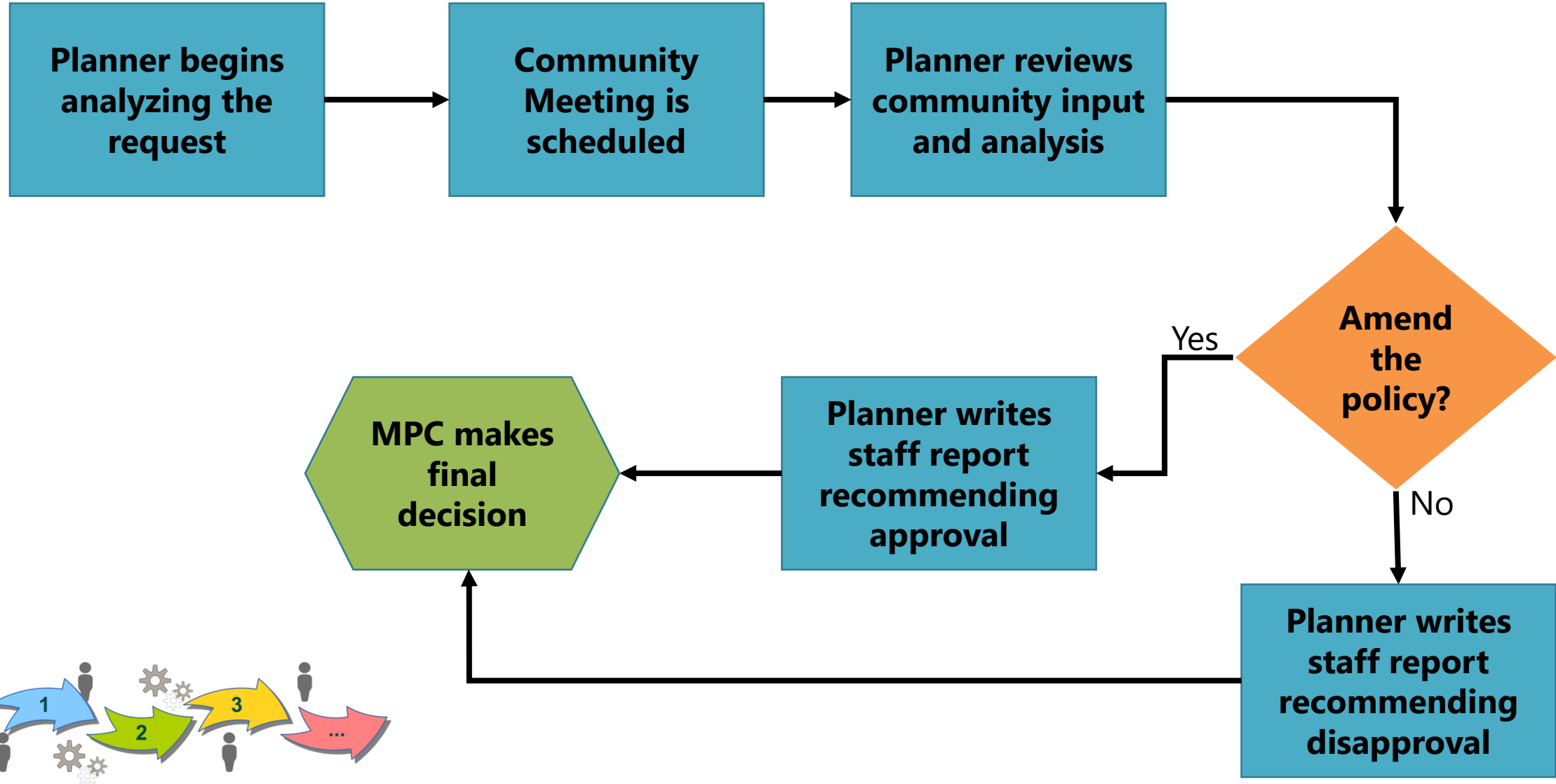
# Determination Forms

Must be completed prior to  
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## Two things are determined:

- Study area, which may be expanded by the applicant's request
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# Process for Amending Policy



# Policy vs. Zoning

## Community Character Policy

**Guidance**

**Vision for  
an area**

**Nashville  
Next**

Policy change with a plan amendment does not change current zoning

## Zoning

**It's the law**

**Controls physical  
development of land**  
e.g. use, density, height,  
setbacks, parking, access,  
landscaping, & signage

Zoning is influenced by the policies in the Community Plans.



# ZONING BASICS

## METRO CODE TITLE 17

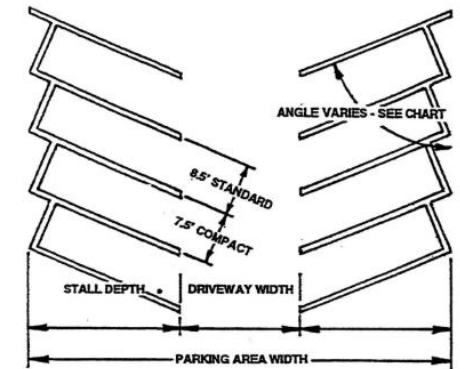
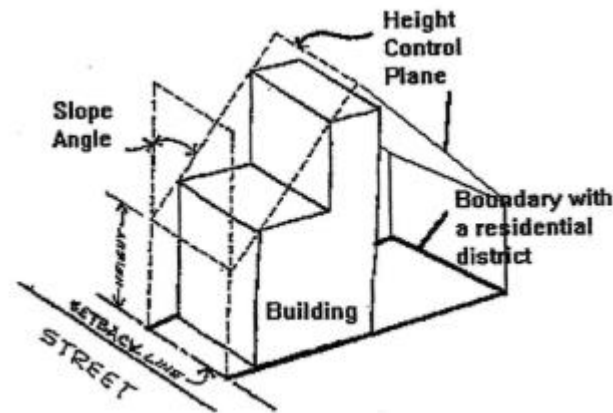
- Zoning is *law*.
- Zoning is the set of rules that govern how land may be used and the development standards for all property in Nashville.
- The laws control the physical development of land (building heights, setbacks, parking, landscaping, signs) and the land uses allowed.
- Property owners can develop under their existing zoning without following the guidance of Community Character Policy or the Planning Department.



# ZONING BASICS

- Base zoning
  - Uses permitted by right
  - with conditions
  - by special exception (BZA)
  - accessory
- Bulk standards
  - Height
  - Coverage
  - Setback
- Parking/Access
- Landscaping

	Ag	Residential					SP	Mixed Use				Office				
	AG and AR2a	RS80 thru RS3.75-A	R80 thru R6-A	RM2 thru RM20-A	RM40 thru RM100-A	M H P	* S P	MUN and MUN-A	MUL and MUL-A	MUG and MUG-A	MUI and MUI-A	O N	O L	O G	OR 20 thru OR 40-A	ORI and ORI-A
<b>Residential Uses</b>																
Single-family	P	P	P	P	P			P	P	P	P	P		PC	P	P
Two-family	PC		PC	P	P			P	P	P	P			PC	P	P
Multi-Family				P	P			P	P	P	P			PC	P	P
Elderly housing				P	P			P	P	P	P			PC	P	P
Mobile home dwelling	P					PC										
Accessory apartment	A	A	A													
Accessory dwelling, detached			PC	PC	PC										PC	PC
Boarding house				P	P			P	P	P	P				P	P
Consignment sale	PC	PC	PC	PC	PC	PC		P	P	P	P				P	P
Domesticated hens	P	A	A													
Garage sale	A	A	A	A	A	A		A	A	A	A				A	A
Historic bed and breakfast homestay	O	O	O	O	O	O		O	O	O	O	O	O	O	O	O
Historic home events	SE	SE	SE	SE	SE	SE		P	P	P	P	SE	P	P	P	P
Home occupation	A	A	A	A	A	A		A	A	A	A	A			A	A
Rural bed and breakfast homestay	SE															
Security residence												PC	PC	PC		
Short term rental property (STRP)	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A
<b>Institutional Uses</b>																



# ZONING BASICS

## General Zoning Categories

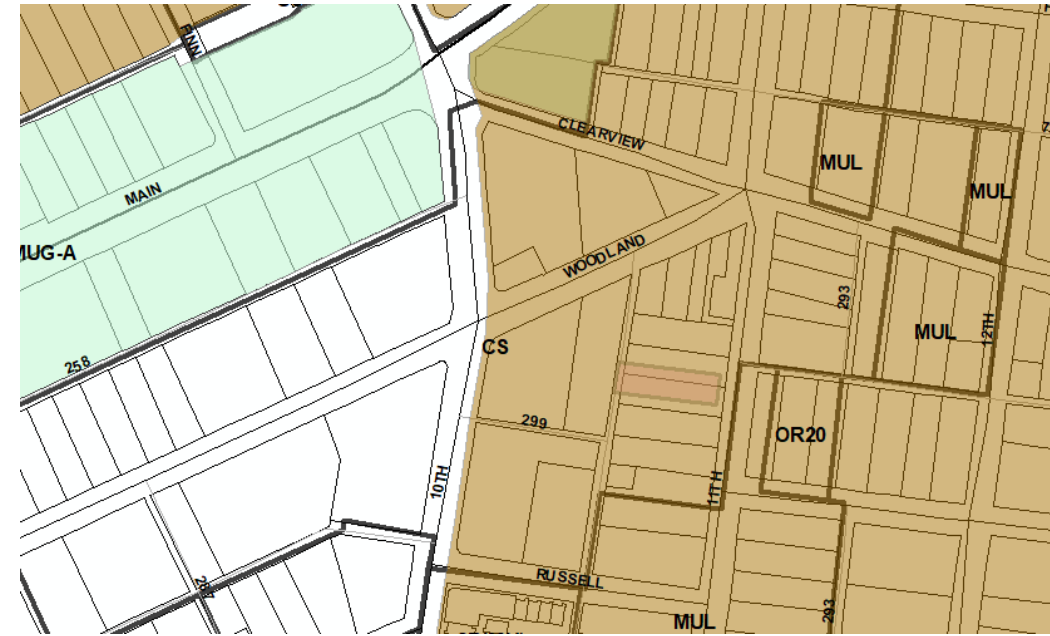
- A – agricultural (AG, AR2a)
- R - residential (R, RS, RM, -A)
- MU – mixed use (MUG, MUL, MUN, -A)
- O – office (ON, OL, OG, ORI, -A)
- C – commercial (CL, CN, CS, CA, CF, -A)
- SC – shopping center (SCC, SCR, SCN)
- I – industrial (IWD, IR, IG)
- SP – specific plan
- DTC – downtown code



# ZONING BASICS

## Overlays

- PUD – planned unit development (revision vs amendment)
- Historic – landmark, conservation, preservation
- Contextual, Urban Design, Corridor – design based
- Institutional
- Others – airport, adult entertainment, impact, urban zoning, neighborhood landmark, greenway, floodplain





# ZONING BASICS

## METRO CODE TITLE 17

### Specific Plan (SP)

- Zoning process that may allow for alternative design standards to achieve consistency with the general plan
- Context sensitive development
- Preliminary SP is 1<sup>st</sup> step – this is the zoning. Final site plan – must be consistent with preliminary.



# ZONING BASICS

## METRO CODE TITLE 17

### Specific Plan (SP) – cont.

- Not all sites need an SP – be selective; SPs require additional resources for review, processing, and enforcement
- What can/can't be regulated?
  - Uses/bulk/design - yes
  - Operational criteria – more difficult (enforcement)
  - Affordable housing – no (State law restriction)



# REZONING PROCESS

## 4 TO 6 MONTHS

- Application is filed with Metro Planning
  - early notice postcard
- Metro agency review
  - Planning, Public Works, Stormwater, Water Services, Fire, Parks, Historic
- Revisions and further review
- Planning Commission hearing
  - notification – mailed and sign
  - Deferrals – applicant must request
- Planning Commission recommendation
  - Approval – we send bill automatically
  - Disapproval – only send if you request; can also work with council office to draft
- Council – 3 readings
  - notification – mailed and sign



# WHO REVIEWS?

- For new construction, additions, alterations that are taking place under the current zoning of a property, and the property is not within certain overlays, **CODES** reviews.
- For new construction, additions, alterations that are taking place on property that is within a PUD, UDO, Contextual Overlay, Specific Plan, **PLANNING** reviews.



# SUBDIVISIONS

- Planning Commission review – no council
- Metro's *Subdivision Regulations* control how land is divided.
- The regulations control patterns of development to reflect different contexts and character – urban, suburban, rural, complement surrounding development, and define traffic circulation patterns and access.
- CCM
  - Directs to applicable section of the Subdivision Regulations – limited role



# STREET CONNECTIVITY

- Planning encourages a well connected street network
- Where there are existing stub streets, we will encourage that the streets extend as new developments come on board
- Where no street network exists, we will encourage the establishment of a well connected network
- Connectivity allows for easier cross trips between neighborhoods: keeps some trips off of main streets
- Connectivity allows for dispersal of cars to multiple points on main streets
- Connectivity makes walking and biking a more viable mode of transportation



# WORKING WITH PLANNING

- You will receive (by email):
  - Submittal packet after each submittal deadline – 1<sup>st</sup> page after cover is a table of contents by district
  - Copies of notification information emails – early notice postcard (no hearing date) and hearing notification (specific date)
  - Staff reports (MPC)
  - Staff reports (P&Z – if member; Council public hearing report)





# SUBMITTAL PACKET EXAMPLE

# METROPOLITAN PLANNING COMMISSION

## 11/14/2019 REVIEW AGENDA

SP AMEND	2016SP-012-002
NAME:	VIB AT THE PRESERVE
PARCELS:	Map 107-04-0-A, Parcel(s) 003
COMMUNITY PLAN:	14, Donelson - Hermitage - Old Hickory
POLICY:	Conservation; D District-District Employment Center
COUNCIL DISTRICT:	15 (Jeff Syracuse)
ELEMENTARY ZONE:	MCGAVOCK
SCHOOL BOARD DISTRICT:	04 (Anna Shepherd)
USD/GSD:	USD

A request to amend a Specific Plan for property located at 921 Perimeter Court, approximately 830 feet southeast of Perimeter Place Drive, (3.42 acres), to permit 64,500 square feet of hotel use, requested by Barge, Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.

REVIEWER: Logan Elliott





# WORKING WITH PLANNING

- Parcel viewer <https://maps.nashville.gov/ParcelViewer/>
  - Interactive mapping tool – can search by location, address, map/parcel number
- Development Tracker <https://maps.nashville.gov/DevelopmentTracker/#>
  - Tracks new applications and those currently in process – projects fall off after final decision (not a complete listing of ALL projects)



# WORKING WITH PLANNING

- Fee waivers – application fee
  - Large area rezoning of residential areas
  - Rezoning of non-residential to residential
  - Some overlays
  - 3 additional in a year (on top of above)
- Fee waivers – signs/notices
  - Large area rezoning of residential areas
  - Rezoning of non-residential to residential
  - Some overlays
  - 3 additional in a year (on top of above)



# WORKING WITH PLANNING

- Large area rezonings
- Application of overlays
- Text amendments



## COMMUNICATING WITH THE COMMISSION

- In writing [planning.commissioners@Nashville.gov](mailto:planning.commissioners@Nashville.gov)
  - Best if received at least the day before the commission meeting
    - allows time to distribute
- In person
  - At beginning of meeting
  - When item is heard by the Commission
  - Or BOTH

